

JENNIE JONES

EST. 1993

ESTATE AGENTS



HOLLY WAY

Saxmundham | Suffolk

£325,000

7 HOLLY WAY, SAXMUNDHAM, IP17 1FU

Saxmundham High Street & Railway Station – 0.5 miles
Leiston – 4 miles
Snape Maltings – 5 miles
Aldeburgh – 7 miles

- Entrance Hall ● Cloakroom ● Sitting Room ●
- Kitchen / Dining Room ● Landing ●
- Family Bathroom ● Principal Bedroom with En-suite ●
- Two Further Bedrooms ● Lnsaped Garden ●
- Garage with Driveway Parking ●

The Property

Beautifully presented throughout, this attractive modern home offers spacious, light-filled accommodation that is ready to move straight into.

The welcoming entrance hall provides access to a cloakroom and staircase rising to the first floor, whilst the comfortable sitting room enjoys stylish plantation shutters and double doors opening into the impressive kitchen/dining room, creating a wonderful flow that's ideal for both everyday family life and entertaining.

The kitchen is fitted with an excellent range of contemporary eye and base level units with integrated appliances, generous work surfaces and ample space for dining, whilst double doors provide direct access onto the rear garden.

Upstairs, the property continues to impress with three well proportioned bedrooms comprising two generous doubles and a comfortable single bedroom, ideal as a nursery, home office or guest room. The principal bedroom benefits from its own en-suite shower room, complemented by a modern family bathroom.

Outside, the landscaped rear garden has been thoughtfully designed with a generous patio leading onto a neatly maintained lawn. A feature pond provides an attractive focal point but could equally lend itself to conversion into additional seating or even a

AN IMMACULATELY PRESENTED FAMILY HOME OFFERING STYLISH, MODERN LIVING



hot tub area should a purchaser wish.

Completing the property is a garage together with off road parking.

The Location

Holly Way is ideally positioned for easy access to the town centre, railway station and everyday amenities.

Saxmundham offers an excellent range of independent shops, supermarkets, cafés and schools, together with rail services providing direct connections to Ipswich and London Liverpool Street via the East Suffolk Line.

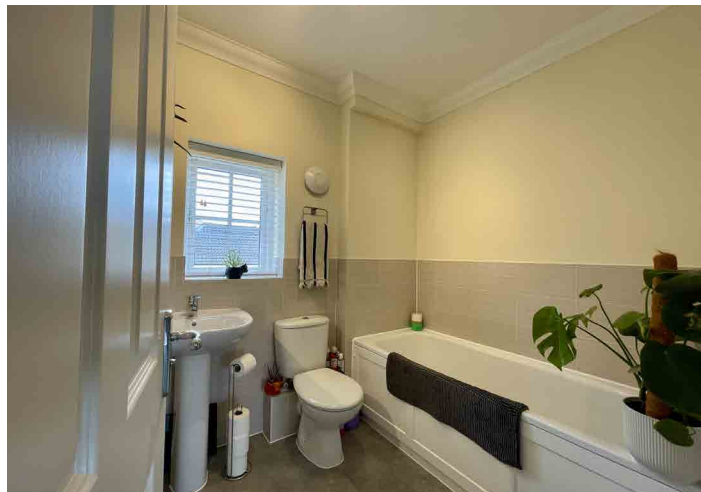
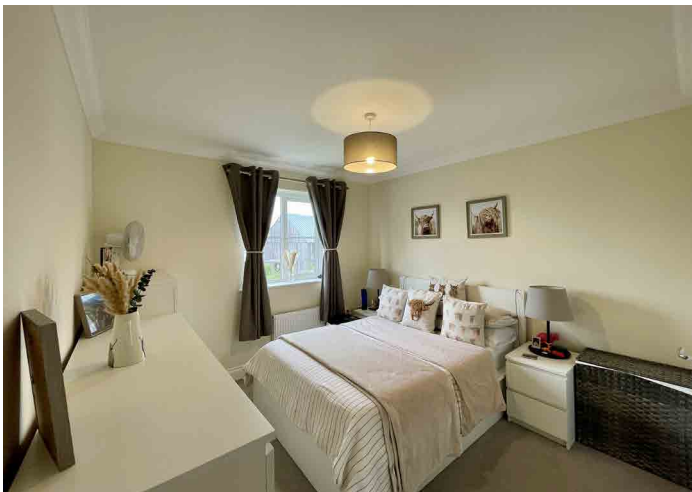
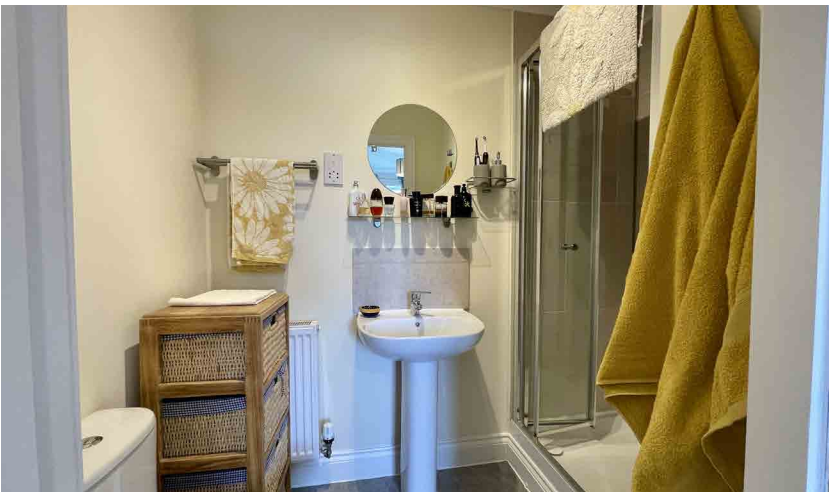
The beautiful Suffolk Heritage Coast, including Aldeburgh, Thorpeness, Dunwich and Southwold, is only a short drive away, making this an ideal location for those seeking the perfect balance of town convenience and coastal lifestyle.

Services

Gas fired central heating.
Mains water, drainage and electricity connected.

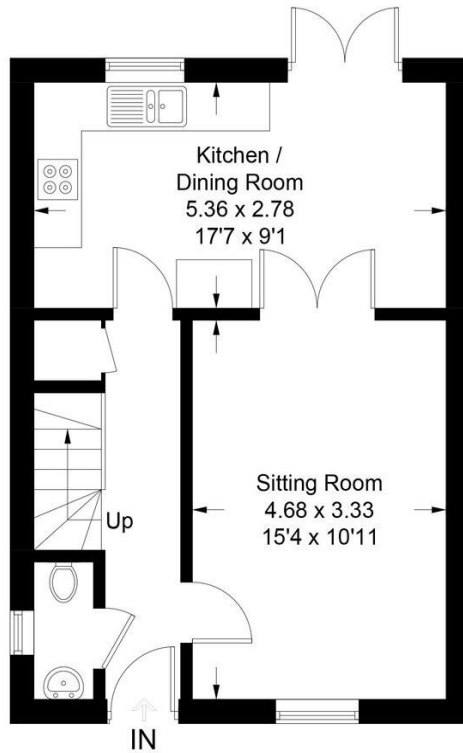
Local Authority - East Suffolk Council.
Council Tax Band: C

EPC Rating - B

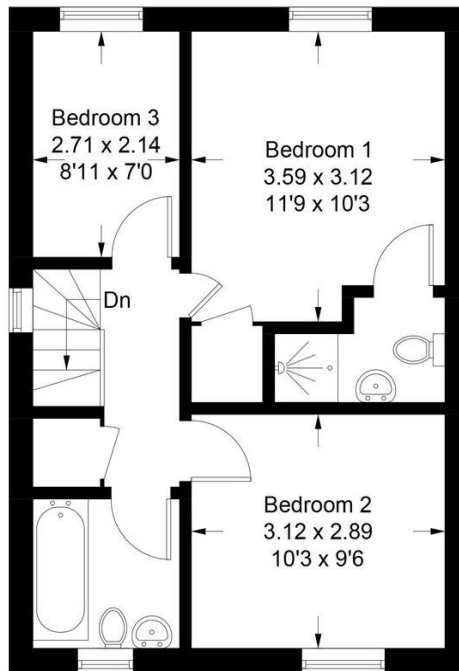


7 Holly Way, Saxmundham

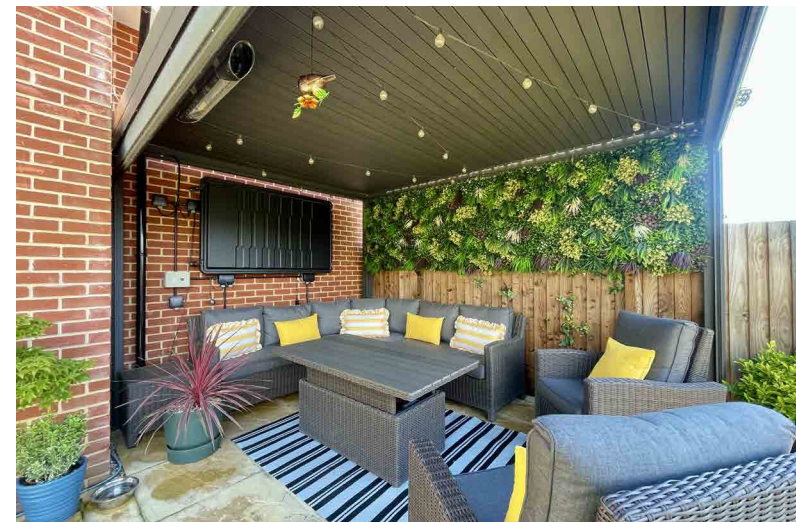
Approximate Gross Internal Area = 79.9 sq m / 860 sq ft



Ground Floor



First Floor



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